

**CLARK COUNTY
CITY OF VANCOUVER
HOME CONSORTIUM**

CLARK COUNTY CDBG PROGRAM

**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT FOR PY 2005**

(July 1, 2005 to June 30, 2006)



CLARK COUNTY BOARD OF COMMISSIONERS

Mark Boldt, Chair

Betty Sue Morris

Steve Stuart

CLARK COUNTY DEPARTMENT OF COMMUNITY SERVICES

Michael Piper, Director

CLARK COUNTY CDBG AND HOME PROGRAM

Peter Munroe, Manager

Thomas Lasher, Program Coordinator

Bonnie L. Scott, Program Coordinator

Samantha Givens, Office Assistant

CITY OF VANCOUVER CITY COUNCIL

Royce Pollard, Mayor

Pat Jollota

Dan Tonkovich

Jeanne Harris

Jeanne Stewart

Tim Leavitt

Larry Smith

CITY OF VANCOUVER DEPARTMENT OF LONG RANGE PLANNING

Laura Hudson, Director

CITY OF VANCOUVER CDBG PROGRAM

Peggy Sheehan, Manager

Martin Greenlee, Program Coordinator

Clark County Department of Community Services

1601 E. Fourth Plain Boulevard • P.O. Box 5000 • Vancouver, WA • 98666-5000

Tel 360.397.2130 • Fax 360.397.6128 • TDD 360.397.6065

CLARK COUNTY/CITY OF VANCOUVER CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PY 2005

(July 1, 2005 to June 30, 2006)

I. INTRODUCTION

Purpose

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the public and the U.S. Department of Housing and Urban Development how the Clark County/City of Vancouver Consortium attained the goals and objectives established in the 2005–2009 Clark County/City of Vancouver Consolidated Housing and Community Development Plan (HCDP). This 2005 CAPER also reports how federal funds available for housing and community development were utilized during the 2005 program year.

Geographic Area Covered by the CAPER

The Clark County Department of Community Services, which administers the HOME and CDBG Programs, prepared the Consolidated Plan and the CAPER on behalf of the Clark County/City of Vancouver Consortium. This consortium is comprised of all of Clark County and includes the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Vancouver, Washougal, Woodland, the town of Yacolt and the unincorporated area of Clark County. On July 1, 2003, the City of Vancouver became its own CDBG entitlement; however, the City continues to participate in the Clark County HOME Consortium.

Program Specific Information Available upon Request

This CAPER is designed to provide a meaningful overview of the Clark County/City of Vancouver consortium's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. In addition to the narrative summaries in this report, more detailed information about specific projects is available upon request. Additionally, a copy of the 2005-2009 Community Development Plan is available. Please contact the Clark County Department of Community Services, 1601 East Fourth Plain Blvd, Building 17, Suite C214, Vancouver, WA 98661 (Mail: PO Box 5000, Vancouver, WA 98666). The telephone number is (360) 397-2130. Any comments on this report should be directed to Peter Munroe, CDBG Program Manager at the above address.

II. GENERAL PROGRAM NARRATIVE

Assessment of Strategic Plan Goals and Objectives

For program year 2005, the consortium received \$1,506,816 in CDBG entitlement funds and \$1,454,869 in HOME funds from HUD. These funds were used to address the following objectives and strategies contained in the 2005-2009 HCDP. Listed on the following page are the projects that were funded, linked to each objective.

Goal I: Establish and Maintain a Suitable Living Environment and Economic Opportunities

Strategy I: Support improvements to facilities owned and or operated by nonprofits, including acquisition, rehabilitation, and accessibility improvements that provide services to low income, elderly and special needs persons.

Of critical importance to the enhancement of community livability is the preservation of old, and the development of new, social services centers. In the 2005 program year, the consortium assisted the following projects:

Projects Completed (as of June 30, 2006):

- Mental Health Partners Planning – Columbia River Mental Health (2004)
- Battle Ground Senior Center Improvements (2004)

Projects Underway (as of June 30, 2006):

- Washougal Social Services Building Improvements – Phase I (2004)
- Mental Health Northwest Building Acquisition (The Wellness Project – Phase I) (2005)
- Clark County Historical Society ADA Improvements (2005)

New Projects (not yet under contract as of June 30, 2006):

- Washougal Social Services Building Improvements – Phase II (2006)
- Mental Health Northwest Building Improvements - (The Wellness Project – Phase II) (2006)

Strategy 2: Revitalize and enhance low-income neighborhoods and communities by improving their physical and social character including infrastructure, streets, and sidewalk improvements, parks and other community improvements.

The Consolidated Plan identified over \$350,000,000 in potential actions to create safe and livable neighborhoods in the county. The majority of the activities fell into the following categories: streets and sidewalks, parks and recreation, and water and sewer projects. It is important to help bring the public facilities in the County's smaller cities and towns into compliance with federal and state regulations.

During the 2005 program year, the Consortium and its members undertook a number of activities in pursuit of Strategy #2. These activities are as follows:

Projects Completed (as of June 30, 2006):

- Dunham Avenue Improvements – City of Woodland (2003)
- Blackmore Avenue Sidewalks – Town of Yacolt (2003)
- 20th Avenue Improvements – City of Battle Ground (2004)
- Couch/16th Street Improvements – City of Camas (2004)

- Sara J. Anderson School Neighborhood Sidewalks – Clark County Public Works (2005)
- Washougal Downtown Sidewalk Construction – City of Washougal (2004)
- Construction of New Water Reservoir Cover – City of Woodland (2004)
- Bagley Downs Park Acquisition – City of Vancouver (2001)

Projects under Construction (as of June 30, 2006):

- NE 38th Avenue Improvements – City of Camas (2005)
- 25th, 28th, and “F” Street Improvements – City of Washougal (2005)
- Jones Street Sidewalks – City of Yacolt (2005)
- Downtown Façade Improvements (II) – City of Washougal (2003)

New Projects (not yet under contract as of June 30, 2006):

- SW Fourth Street Improvements – City of Battle Ground (2006)
- Mobility Improvements – City of Camas (2006)
- S. Hubbard Avenue Improvements – Town of Yacolt

Strategy 3: Support economic development by providing opportunities for low income, unemployed and disadvantaged people through the promotion of a diverse economic base of family wage jobs.

The County continued to support the efforts of Columbia River Economic Development Council (CREDC), Vancouver Downtown Association, and other organizations involved in bringing new businesses into the community. CREDC has developed strategies for the recruitment and retention of businesses in the Downtown area. CREDC staff has conducted surveys and site visits of businesses targeting key businesses to identify growth, expansion, and availability of workforce.

The County also continues to support the efforts of local educational institutions to provide training relevant to the needs of employers in the community, and efforts to enhance their offerings so that the skill level of the local workforce is attractive to businesses considering locating in the Vancouver area. Workforce development efforts included the following:

- Clark College WorkFirst Free Tuition Program: This program is intended to assist low income working parents pay for classes that will increase their wage potential. To be eligible for WorkFirst financial aid, students must be employed, have financial responsibility for children, and have family income below the income level.
 - 471 students were served in 2005-2006
 - \$216,638.00 spent in tuition and \$52,316.00 in books.
 - This paid for 3,271 credits
- The College’s WorkFirst WorkForce Development program provided customized job skills training to 136 low-income parents in ’05-’06. These successful candidates graduated from the Nursing Assistant Certified, Early Childhood Education, Flagging, Forklift and Landscape Industries training courses. An additional 2,618 low-income and unemployed job seekers participated in our free computer essential seminars and conflict resolution workshops.

- Clark College Displaced Homemaker Program: Clark College provides a six credit class for eligible Displaced Homemakers. This class is held once per quarter and is four weeks in length, five days per week, three hours per day. Students are in class for 60 hours, plus an additional day in week five for follow-up. They are also encouraged to attend on campus 'help sessions' with topics such as "Service Learning," "Time Management," "Study Habits," and "Test Taking Strategies." Four Displaced Homemaker classes were held in 2005-2006. A total of 85 women enrolled in the classes and 77 completed the class (91%). At completion, each student received 6 college credits: three credits Career Exploration HDEV 100; two credits Self Esteem HDEV 105 and one credit Stress Management HDEV 186. There is no cost to the participant for the class tuition or books.
- Washington State University Salmon Creek campus provides undergraduate courses in all areas of discipline. It also offers vocational and workforce training programs to full-time and working adults.
- WorkSource, the one-stop employment center for Clark County, is a partnership of the Washington Employment Security Department, Arbor E&T, and other human services organizations. Following a major re-engineering of services and capacities in 2005, WorkSource has become the region's hub for job seekers and employers looking to hire. Approximately 19,000 job seekers utilized WorkSource in the last program year. Over 3,400 businesses were served.
- The Southwest Washington Workforce Development Council (www.swwdc.org) provides leadership and resources for WorkSource services and also works closely with the Columbia River Economic Development Council to broker employment and training services for new and expanding businesses.

Goal 2: Ensure Decent Affordable Housing

Strategy 1: Increase the supply of housing affordable to renter households earning 60% or less of the area median family income. Insofar as possible, projects should serve households within a range of incomes below 60% of the median area income, and provide a range of unit sizes.

There are more than 9,235 renter households in Clark County earning less than 50% AMI annually and paying more than 30% of their income for housing, according to the 2000 census.

During the 2005 program year, the Consortium addressed these issues through its support of the following activities/organizations:

Projects Completed (as of June 30, 2006):

- The Mews at Cascadia Village – Affordable Community Environments: Construction of approximately 24 rental apartment units affordable to people at 60% of AMI or less.

Projects under Construction (as of June 30, 2006):

- Aurora Place Apartments - YV Housing: The construction of approximately 25 apartment units for people who are at 50% or below AMI.
- Mill Creek Apartments – Vancouver Housing Authority: The construction of this project will result in 50 apartment units to be rented to people who are at 50% or less of AMI.

New Projects (not yet under contract as of June 30, 2006):

- Village Park Apartments – Vancouver Housing Authority: Rehabilitate Village Park Apartments and refinance with low-income housing tax credits and local sources to preserve the project as affordable housing for people at or below 60% AMI. The location is 3214 NE 62nd Avenue, Vancouver, WA.

The Consortium also pursued the following initiatives during the 2005 program year:

- Clark County and the City of Vancouver continued to provide information and technical assistance to nonprofit housing developers for the creation of rental housing units. The organizations facilitated workshops on financing, grant writing, and other aspects of affordable housing.
- Clark County Department of Community Services continued to assist agencies in obtaining additional technical support such as CHDO development and proposal development.
- Clark County supported applications from private and nonprofit housing developers proposing to create rental housing using the Washington State Housing Tax Credit program.
- Clark County continued to work with members of the Continuum of Care Planning Group to develop a network of landlords who were willing to accept high-risk residents.
- Clark County has committed \$250,000/year of the HB 2060 deed recording surcharge proceeds to create a 10-year low-income housing bond. Bond proceeds were used to create a land banking program to allow the community to secure property for the development of affordable housing. Four properties have been purchased with these funds and set aside for the development of affordable rental housing:
 - Battle Ground - Mill Creek Apartments/Senior Estates
 - Camas - future use of property to be determined
 - Vancouver (8205 NE Fourth Plain Road) – Aurora Place Apartments
 - Vancouver Andresen property – future use of property by Columbia Nonprofit Housing

Strategy 2: Promote homeownership opportunities for low- and moderate-income households, including people with disabilities and first-time homebuyers earning less than 80% of the area median family income.

A critical element of the Consortium's housing program is the promotion of homeownership for households earning less than 80% of AMI. According to the Consolidated Plan, a moderate-income household (family of four) earning 80% of AMI could afford a home costing no more than approximately \$231,051. According to the July 2006 Market Action report, the median sale price for a home in Clark County is \$257,000. Homes in the price range needed for people who are lower income that are in an adequate and safe physical condition are increasingly difficult to find in Clark County. Many households in this income range have difficulty saving enough money for a down payment and closing costs. They are also financially vulnerable and could have difficulty making monthly payments if a crisis, such as temporary loss of employment, occurred.

During the 2005 program year, the Consortium addressed these issues through its support for the following projects:

Projects Completed in 2005:

- First Home Loan Program - Columbia Nonprofit Housing: Provided HOME and CDBG funding for 22 first-time homebuyers.

New Projects (not yet under contract as of June 30, 2006):

- First Home Loan Program - Columbia Nonprofit Housing: HOME and CDBG funding for five first-time homebuyers.

The Consortium also pursued the following initiatives during the 2005 program year:

- The City of Vancouver and Clark County continued to coordinate with the Community Housing Resource Center, which assists potential homebuyers in Clark County, including low- and moderate-income households.
- Support new lending models and techniques to assist low-income households become homeowners.
- Encouraged collaboration between Evergreen Habitat for Humanity and SW WA Community Land Trust to develop an affordable self-help housing/community land trust home ownership model.

Strategy 3: Create additional housing options and opportunities for self-sufficiency for low-income elderly persons, persons with disabilities and special needs.

Certain populations such as the elderly, people with developmental or physical disabilities, people with mental illness, people living with AIDS, and people affected by alcohol or substance abuse require special housing and supportive service needs. Members of these groups characteristically sustain themselves on incomes well below AMI.

Clark County seeks to improve access to safe, affordable, and accessible housing, including opportunities for home ownership. Types of housing needed to serve people with special needs include permanent low-cost housing for those who can live independently, permanent supportive housing, transitional housing for those who want to move to independent living, housing for people with multiple diagnoses, accessible housing, and short-term emergency shelters designed to address immediate crises.

During the 2005 program year, the Consortium provided HOME funding to address these issues through its support for the following projects:

Projects Complete (as of June 30, 2006):

- Walnut Grove Senior Housing - Columbia Nonprofit Housing: Walnut Grove is a HUD 202 and HOME-funded 65-unit apartment building for low-income seniors in the Vancouver Mall area. The VHA will be contracted to lease and manage the building.

Projects in Progress (as of June 30, 2006):

- Transitioning Men's Home – Inland Empire Residential Resources: CDBG funds will be used to purchase a home to be used as transitional housing for up to seven men in recovery from drug and alcohol abuse who are waiting for in-patient treatment openings.

- Mill Creek Senior Estates – Vancouver Housing Authority: The agency is receiving HB 2060 Deed Recording Surcharge funds to assist in the construction of the Mill Creek Senior Estates. The project involves design and construction of 22 one-bedroom apartments and six two-bedroom apartments for senior citizens with an income at or below 50% of AMI.

New Projects (not yet under contract as of June 30, 2006):

- Mill Plain Crossing Senior Housing – Shelter America Group: Design and construction of 175 one- and two-bedroom apartments for senior citizens with an income at or below 60% of the area median income. The project is located on the east side of SE 164th Avenue, between SE 3rd Street and SE 4th Street, Vancouver, Washington.

The Consortium also pursued the following initiatives during the 2005 program year:

- Clark County continued to assist the building of the capacity of local nonprofits to enable them to develop, own, and manage housing units for affordable and supported housing.
- Clark County, the City of Vancouver and the Vancouver Housing Authority (VHA) continued to advocate for increased state and federal funding for rental housing for persons with special needs, including persons with developmental disabilities, mental illness, physical disabilities, AIDS, and the elderly.
- Clark County DCS continued to work with the Southwest Washington consortium on HIV and AIDS to develop low-cost housing.
- Clark County is coordinating with the City of Portland Bureau of Housing and Community Development to potentially develop a couple of housing units for HIV/AIDS clients in Vancouver, using HOPWA funds.
- The VHA provided subsidized housing for about 1,600 elderly and disabled households through owned and/or managed subsidized housing and Housing Choice Voucher assistance. These households represent 60% of the VHA's subsidized housing residents. Of the VHA's elderly/disabled households, 80% are disabled, including those residents who are both elderly and disabled. The average total income of VHA elderly and disabled households is about \$715 per month. In addition, there are 2,549 disabled and elderly households on the VHA's waiting list for assistance. These households have average total incomes of only about \$700 per month. The VHA maintains a full-time staff member in a grant funded Resident Service Coordinator position to provide additional support for elderly and disabled residents of VHA owned and/or managed subsidized housing. The purpose of this position is to link residents to supportive services or medical services provided by public agencies or private practitioners within the community. The Service Coordinator assesses service needs, determines eligibility for public services and works with other agencies involved with the resident. The goal of this position is to support residents in their desire to remain independent in their own home.
- The VHA has participated in the Moving to Work (MTW) demonstration program since April 1999 under a five-year contract with the Department of Housing and Urban Development. Utilizing the authority granted under the contract, the VHA developed a program intended to demonstrate that mandatory participation in a self-sufficiency program along with time limits on housing assistance would result in a greater number of public housing tenants and voucher holders moving from assistance to self-sufficiency.

It was anticipated early on in the program that extensions to the five-year contract would be available to the VHA and accordingly the demonstration was expected to last longer than five years. However in September 2003, less than six months before the end of the five-year contract, VHA was notified that extensions to MTW would no longer be available. The VHA began to plan for disengagement from MTW and at the same time appealed the decision to not grant extensions. The VHA was able to secure an extension for a single year just prior to the expiration of the five-year contract and used that year to transition out from the MTW program. In February 2005, VHA requested an additional extension after learning they were again available for the purpose of facilitating transition to successor legislation being discussed at the federal level. In response to new funding shortfalls, VHA is hopeful that the new Act will include the opportunity to undertake new initiatives, particularly regarding the way in which housing assistance and rent are calculated.

In the VHA's FY 2005, 126 graduates left the MTW Program, with \$541,594 being paid out in escrow accounts to the graduates: an average of \$4,298 per family. Although the VHA cannot verify how these escrow accounts were used after the residents left housing assistance, many residents expressed home ownership as a goal.

Since the start of the VHA's MTW program, 616 families have been able to increase their earned income, build up escrow savings accounts, and move off housing assistance. More than 175 of these families moved directly into homeownership. Others are working toward the goal of homeownership while they continue to rent housing without VHA subsidies. About 200 families are currently earning escrow.

Under the flexibility afforded by the MTW program the VHA will request approval from the Department of Housing and Urban Development to change the method of rent calculation in public housing and change the method of determining housing assistance payments in the Section 8 Voucher program. The proposal calls for flat rents in public housing by unit size and flat subsidies in the voucher program based on family size. This change, if approved, will provide administrative and budgetary streamlining for the VHA and will provide an incentive to program recipients to increase their income without a corresponding increase in their rent. The proposal will be presented to the VHA Board of Commissioners on September 27, 2006 and submitted to the Department of Housing and Urban Development for approval no later than October 31, 2006.

- Clark County has committed \$250,000/year of the HB 2060 deed recording surcharge proceeds to create a 10-year low-income housing bond. Bond proceeds were used to create a land banking program to allow the community to secure property for the development of affordable housing. Of the four properties that have been purchased with these funds, two properties were set aside for the development of affordable senior housing:
 - Battle Ground - Mill Creek Apartments/Senior Estates
 - Vancouver - NE 66th Avenue/50th Street will be developed as a 202 project by CNPH)

Strategy 4: When cost effective, preserve existing affordable housing units threatened with loss due to condition, location, expiring federal contracts, redevelopment efforts, or other situations. Includes reduction/elimination of lead-based paint hazards.

In program year 2005, the Consortium worked to stem the loss of affordable housing through its continued support for the following:

Projects Underway (as of June 30, 2005):

- Clark County Housing Rehabilitation Program. (continuing support) This program provides low-interest loans to homeowners throughout the County to rehabilitate or make small emergency repairs to single-family, owner-occupied homes.
- Unlimited Choices Adapt-A-Home. (continuing support) This program provides funds for small grants to low-income elderly and persons with physical disabilities or mobility problems to make their house or apartment accessible. 21 households were served in the 2005 program year. Sixty-five households are projected to be served in the 2006 program year.

New Projects (not yet under contract as of June 30, 2005):

- Unlimited Choices Mend-A-Home. Funds for small grants to low-income elderly and persons with physical disabilities or mobility problems to make their house or apartment accessible. Thirty households are projected to be served in the 2006 program year.

The Consortium also pursued the following initiatives during the 2005 program year:

Clark County continued to integrate the Homeowner Rehabilitation Loan Program with Weatherization, especially in areas targeted in the H&CD Plan as having a high percentage of at-risk housing units. Furthermore, three new practices/programs were integrated into the Weatherization program:

- The Refrigerator Replacement Program: The Weatherization program will replace refrigerators that are inefficient or non-EnergyStar for households at or below 125% of the poverty level for Clark County.
- Multi Unit Weatherization for Mixed Income Level Apartments: This program is for the weatherization of apartment buildings in Clark County. Under traditional weatherization, 66% of the households in the building would have to be income qualified. Under this program, only 25% of the households in the apartment building would have to be income qualified.
- Treat Electronic Audit Requirement: This is a computer program provided by CTED that allows Clark County housing inspectors to provide a plan for the most cost effective and efficient manner for weatherizing a home. The program works on a lap-top computer and allows the inspectors to discuss options with the homeowner/renter during an initial site visit.

Strategy 5: Maintain and support the capacity of local non-profit housing organizations.

In program year 2005, the Consortium worked to support the capacity of local nonprofit housing organizations through its continued support for the following:

- Columbia Non-Profit Housing – CHDO Operations

- YW Housing – CHDO Operations
- ACE – CHDO Operations

Support for these three CHDOs will continue into the 2006 program year.

Clark County also continued its efforts to coordinate with other housing funders and housing information and advocacy organizations to streamline funding applications, contracting, and monitoring.

Strategy 6: Plan for and support fair housing strategies and initiatives to promote fair housing and increase access to housing and housing programs.

In 2005, Clark County continued to support Fair Housing Council of Oregon's efforts to disseminate fair housing information to the public through support for Housing Connections, a regional housing search web site, through community agencies, and through support for fair housing conferences.

Clark County also provides a fair housing technical assistance to housing providers and others on an as-needed basis.

Goal 3: Provide Services to End Homelessness

Strategy 1: Maintain and enhance services and facilities that serve the needs of homeless individuals and families.

Although funds can be obtained for building shelters or creating new programs for the homeless, the lack of consistent and stable operating funds is a serious and ongoing problem. Shrinking resources, greater competition for private donations and volunteers, and increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. Many funding sources either limit or do not allow the use of funds for operation of existing services.

During the 2005 program year, the Consortium provided funding to address these issues through its support for the following projects:

Projects Underway (as of June 30, 2005):

- Aspire (Story Street) Program – Share (continuing): Provides tenant-based rental assistance to approximately 38 families.
- Security Deposit Program – VHA: HOME funds will be used to provide funds for the VHA to administer a security deposit grant program. The VHA will assist homeless families and single persons with one-half of their security deposits up to a maximum of \$300.

The Consortium also pursued the following initiatives during the 2005 program year:

- Clark County and the Council for the Homeless continued to explore sources of operating funds used by other shelters in Washington State to identify additional sources for Clark County.

- Clark County, the VHA, and others continued to advocate for increased funding for services and facilities for the homeless at the state level.
- The Consortium, along with other participants of Council for the Homeless Continuum of Care group, leveraged Continuum of Care dollars by tapping into resources from the state, county, local and private foundations such as the Washington State HTF, SHP, ESGP, and Enterprise Foundation.
- Participate in community-wide Continuum of Care planning process and support implementation of Continuum of Care Plan.
- In 2005, the Consortium supported efforts to increase coordination between service providers through the Council for the Homeless and the Coalition of Service Providers. However, greater opportunities for coordination still exist, including the coordination of case management between programs, sharing of program data for funding applications, and consistency of policies and procedures between shelters to assure greater access to services.
- Clark County also continued to support these efforts through participation in monthly meetings with the homeless service providers. This group is composed of shelter managers, transitional housing staff and formerly homeless people. The committee makes recommendations on the expanded winter severe weather plan, coordinates motel voucher programs and organizes monthly training for staff and volunteers.
- Through the Continuum of Care model, local homeless service providers have worked towards establishing a more coordinated approach to ensure that homeless individuals, youth and families receive the services (shelter, counseling and training) they need.
- In 2005, HB2163 was passed, allowing for a steady revenue source that will be dedicated to reducing homelessness by 50% in 10 years. Projects funded in June 2006 included:
 - CRMHS Clearview Employment Program: Support for the provision of supported employment services for chronically homeless individuals and homeless families and individuals for mainstream employment and educational services. Staff conduct outreach at multiple sites, including shelters, and mental health clinics. They practice person centered planning, rapid job search assistance, linking with community partners and resources and assistance in overcoming life barriers
 - Share Aspire – Bridges to Housing Project: The Share Aspire (Achieving Self-Sufficiency, Personal Improvement and Resource Education) Program provides housing and case management to chronically homeless individuals and families.
 - Share Homes: funding for the operation of two houses for single homeless woman. Six women are served at each house. Clients can be sheltered for up to 90 days while they work with a case manager to address their barriers to self-sufficiency. It is expected that 44% of these women will move into permanent housing, 87% will have improved life skills and knowledge of community resources and 100% of clients will develop an action plan and work with a case manager.
 - Share Outreach: The Share Outreach program will expand to include a new Share Service Center to provide a clean, safe, and welcoming facility where homeless individuals and families can come to use restrooms, showers, and laundry equipment. The Center will include a day resource room where clients may access phones, voice mail, internet, and community resources. In addition, the Center will provide hygiene products, minor first aid supplies, laundry soap, clothing, and case management.
 - YW Housing – Operating Costs: Support for the operation of ten units of transitional housing for

low income women in treatment and recovery, and their children. Clients enter the program from homelessness. The County's support for transitional housing conforms to the objective of the Clark County 10-Year Plan to End Homelessness to reduce the number of non-chronically homeless individuals, and to increase the availability of housing affordable to low-income residents of Clark County who are at risk of homelessness.

- Ready to Rent: Funding to assist YW Housing in providing a six-week rental education class designed to help people learn how to be successful renters and deal with barriers to rental housing, such as no rental history, evictions, and poor credit history. Participants receive information, encouragement, money management skills, learn how to find affordable housing, and how to be a responsible tenant. The class is held for two hours once a week for six weeks.
- Volunteer Lawyers Program: Support for the provision of free legal services to low-income and homeless persons in Clark County. Homeless Court, Homeless Clinics, Advice Clinics and Direct Representations are all components of Volunteer Lawyers. Legal services can directly achieve the objective of reducing the numbers of homeless families and individuals.
- YWCA SafeChoice: Assistance is for a program that provides supported employment services for chronically homeless individuals and homeless families and individuals for mainstream employment and educational services. Staff conduct outreach at multiple sites, including shelters, and mental health clinics. They practice person centered planning, rapid job search assistance, linking with community partners and resources and assistance in overcoming life barriers.
- Janus Youth Outreach: Support for the development and operation of a street outreach program targeted to identifying where Clark County youth are congregating, determining the numbers of youth on the street and the referring them to services and supports that will help them transition out of street life.
- Salvation Army Integrated Approach: The Integrated Approach to Food, Housing, and Employment Services Program combines case management, rent/mortgage subsidies, employment services with Partner in Careers and Life Skills classes taught by WSU Extension faculty. Current funding for the program is through the United Way. The community funds will provide additional rent/mortgage subsidies to assist current clients.

Strategy 2: Support agencies that provide services for people who are currently homeless or at risk of becoming homeless.

Increasing numbers of individuals and families are threatened with homelessness due to economic hardship, domestic violence, alcohol and drug addictions, or mental illness. According to the 2005-2009 Consolidated Plan, more than 11,944 households (9% of total households in Clark County) earn less than 30% of AMI and are considered at risk of becoming homeless.

The Consortium also addressed these issues through the following initiatives:

- Clark County continued to administer the Low-Income Home Energy Assistance Program (LIHEAP) in 2005, which provides emergency funds for low-income persons who have difficulty paying utility bills, over 2,966 households were provided assistance. The total assistance provided was \$1,389,968.

- Clark County explored ways to stabilize funding for emergency clothing, food, and financial assistance for low-income persons at risk of becoming homeless.
- The Council for the Homeless and Clark County continued to participate in advocacy and planning activities of the Washington State Coalition for the Homeless.
- The Clark County Community Action Program provided 14 different programs with approximately \$2,066,614. Programs included community voice mail, day care, emergency shelter, rent/mortgage assistance and emergency housing for victims of domestic violence and runaway kids. These programs provided services to over 42,500 people.

Ongoing Projects/Programs (as of June 30, 2005):

- Wise Moves – Share (continuing): CDBG funds will be used to support a tenant-based housing counselor and case manager for Share’s Wise Moves transitional housing program. The goal of the program is to transition families from shelters into permanent housing through the use of rental subsidies and on-going case management.
- Share Aspire – Share (continuing): Continued funding for Share’s tenant-based housing program, which helps transition families from shelters into permanent housing through the use of rental subsidies and on-going case management.
- 10-year Plan to End Chronic Homelessness - Council for the Homeless (2005)

The Consortium pursued the following initiatives during the 2005 program year:

- HB 2060 Shelter Operations Assistance: As a result of the efforts to work with state legislators, HB2060 was implemented, which provides a local source of funding for low-income housing and operating support for shelters. In 2005, the County provided operating funds for YWCA Safe Choice, Share House, and Janus Youth’s Oak Grove shelter.
- Clark County allocated Federal Emergency Food and Shelter Program (EFSP) funds to agencies to provide emergency motel vouchers, and rent and mortgage assistance, 253 households were assisted.
- The Consortium members continued to participate in the Council for the Homeless, which is responsible for the overall coordination of Continuum of Care funding in Clark County.
- The Council for the Homeless worked with providers and members of the Continuum of Care planning group to develop and apply for funding through the McKinney Program. In 2005, six grants were awarded, for a total \$695,158.
- The Council for the Homeless worked with local agencies to increase the presence and effectiveness of the local HMIS program (Servicepoint) which tracks services provided to people who are homeless.
- Clark County used Emergency Shelter Assistance Program (ESAP) funds to provide for the delivery of the “Ready-to-Rent” program. This program provides people with education and training on how to be good tenants, landlord/tenant laws, and how to clean up rental history, they taught seven classes to 121 people. The “Ready-to-Rent” program reported a 19% success rate in 2005.
- Clark County continued to administer the Weatherization Program for rental and homeowner units. 228 low-income households were served throughout Clark County last year.

CONSOLIDATED FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN GOALS

Establish and Maintain a Suitable Living Environment and Economic Opportunities

	Activity	5 Year Goal	One-Year Outcomes
Strategy 1: Support improvements to facilities owned and or operated by nonprofits, including acquisition, rehabilitation, and accessibility improvements that provide services to low income, elderly and special needs persons.	CD-1.1: Support acquisition of and improvements to community facilities to improve services or the ability to provide services to low income persons.	10 organizations	1 organization
	CD-1.2: Support activities that improve accessibility to community facilities in compliance with ADA laws.	10 facilities	1 facility
Strategy 2: Revitalize and enhance low-income neighborhoods and communities by improving their physical and social character including infrastructure, streets, and sidewalk improvements, parks and other community improvements.	CD-2.1: Fund infrastructure improvements (streets, sidewalks, storm drainage, water, sewer) needed in eligible neighborhoods and communities.	15 activities	4 activities
	CD-2.2: Fund the acquisition of and improvements to parks to improve the livability of low- and moderate-income neighborhoods.	10 activities	None proposed
Strategy 3: Support economic development by providing opportunities for low income, unemployed and disadvantaged people through the promotion of a diverse economic base of family wage jobs.	CD-3.1: Investigate funding micro enterprise programs.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form
	CD-3.2: Support initiatives to eliminate slums and blight.	1 initiative	None proposed

Ensure Decent Affordable Housing

	Activity	5 Year	One-Year Outcomes
Strategy 1: Increase the supply of housing affordable to renter households, earning 60 percent or less of the area median family income. Insofar as possible, projects should serve households within a range of incomes below 60 percent of the median area income and provide a range of unit sizes.	AH-1.1: Support funding to assist construction of new affordable rental housing.	60 HHs 0-30% AMI*	13
		100 HHs 30-50% AMI	62
		30 HHs 50-80% AMI	0
		190 HHs total	75
	AH-1.2: Support acquisition and/or rehabilitation of rental housing to increase affordable housing stock.	5 HHs 0-30% AMI	None proposed
		10 HHs 30-50% AMI	None proposed
		5 HHs 50-80% AMI	None proposed
		20 HHs total	None proposed
Strategy 2: Promote homeownership opportunities for low- and moderate-income households, including people with disabilities and first-time homebuyers earning less than 80 percent of the area median family income.	AH-2.1: Support homeowner assistance for first-time or low-income homebuyers and encourage potential buyers to participate in pre-purchasing housing classes and education.	30 HHs 0-30% AMI	0
		70 HHs 30-50% AMI	5
		70 HHs 50-80% AMI	16
		170 HHs total	21
	AH-2.2: Support new lending models and techniques to assist low-income households become homeowners.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form
Strategy 3: Create additional housing options and opportunities for self-sufficiency for low-income elderly persons, persons with disabilities and special needs.	AH-3.1: Support the creation of housing for low-income elderly.	10 HHs 0-30% AMI	0
		15 HHs 30-50% AMI	93
		5 HHs 50-80% AMI	0
		30 HHs total	93
	AH-3.2: Support the creation of housing for disabled and special needs populations.	45 HHs 0-80% AMI	1 (6 people)

*HH = Household

AMI = Area Median Income

Ensure Affordable Housing (continued)

	Goal	Activity	5 Year	One-Year Outcomes
Strategy 4: When cost effective, preserve existing affordable housing units threatened with loss due to condition, location, expiring federal contracts, redevelopment efforts, or other situations. Includes reduction/ elimination of lead-based paint hazards.	AH-4.1: Support preservation of existing low-income single-family housing.		10 HHs 0-30% AMI	1
			10 HHs 30-50% AMI	3
			10 HHs 50-80% AMI	0
			30 HHs total	4
	AH-4.2: Support preservation of existing low-income rental housing.		5 HHs 0-30% AMI	None proposed
			5 HHs 30-50% AMI	None proposed
			5 HHs 50-80% AMI	None proposed
			15 HHs total	None proposed
	AH-4.3: Reduce accessibility barriers in single-family owner occupied and rental housing.		30 HHs 0-30% AMI	9
			30 HHs 30-50% AMI	10
		20 HHs 50-80% AMI	2	
		80 HHs total	21	
Strategy 5: Maintain and support the capacity of local non-profit housing organizations.	AH-5.1: Support continued operation of local non-profits that develop and provide low-income housing.		3 CHDOs	3
	AH-5.2: Coordinate with other housing funders and housing information and advocacy organizations to streamline funding applications, contracting, and monitoring.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form	
Strategy 6: Plan for and support fair housing strategies and initiatives to promote fair housing and increase access to housing and housing programs.	AH-6.1: Work to increase access to housing for persons/households with special needs.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form	
	AH-6.2: Disseminate fair housing information to the public through support for Housing Connections, a regional housing search web site, through community agencies, and through support of fair housing conferences.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form	
	AH-6.3 Provide fair housing technical assistance to housing providers and others.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form	

Provide Services to End Homelessness

	Activity	5 Year	One-Year Outcomes
Strategy 1: Maintain and enhance services and facilities that serve the needs of homeless individuals and families.	HS-1.1: Enhance coordinated effective outreach to homeless people having difficulty accessing services.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form
	HS-1.2: Develop a street outreach program specifically targeting homeless and runaway youth.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form
	HS-1.3: Support funding to assist construction of new affordable rental housing for households with incomes below 30 percent of the area median income.	65 HH	13 HH
Strategy 2: Support agencies that provide services for people who are currently homeless or at risk of becoming homeless.	HS 2.1: Participate in community-wide Continuum of Care planning process and support implementation of Continuum of Care Plan.	Ongoing – will be reported in narrative form	Ongoing – will be reported in narrative form
	HS-2.2: Provide rent assistance and security deposits for people who are homeless or at risk of becoming homeless.	325 HH	38 HH
	HS-2.3: Assist low-income homeowners with weatherization and minor home repair.	1,500 HH	232 HH

Affirmatively Furthering Fair Housing

The Clark County/City of Vancouver Consortium jointly worked on an updated analysis of impediments to fair housing during the 2004 and 2005 program years. The County approved the document in 2006.

Summary of Impediments

The following impediments to fair housing in both jurisdictions are:

- As the income of applicants increases, the loan denial rates of minorities continues to stay high relative to whites;
- The loan denial rates are lower for whites than minorities;
- The geographic distribution of denial rates within Clark County still is predominantly an urban event, with the City of Vancouver having higher denial areas than the remainder of the County.

Issues identified in the study to be considered:

- Is there good cause for higher rates in the urbanized areas?
- Will denial rates for whites and non-whites continue to trend closer together?
- While housing prices are rising faster than income, is lack of income the primary reason for denial?
- Are predatory lending practices having an impact in Clark County?
- Can the County and City's First Home Loan Program further stimulate interest, and loan approvals, for minority and female heads of households?

The following actions were taken:

- The Consortium sees the First Home Loan Program as a catalyst to show that it is in the best interest of local lenders to provide first mortgage loans for minority and female heads of households. During 2005, the Consortium continued to encourage mortgage lenders to provide first mortgage loans and fund the program to provide second mortgage loans up to 20% of the home purchase price to low and moderate-income first-time homebuyers.
- The City, County and VHA continued to coordinate with the Housing Resource Center to provide information and education regarding homeownership, tenant-landlord responsibilities as well as provided Fair Housing brochures at public events and made them available at various sites throughout the community.
- The County provided support for Housing Connections, a web-based community service intended to better connect providers of housing and housing services to renters who seek housing opportunities. This web-based tool provides access to up-to-date housing information using user-friendly tools that are customized for each user group including renters, landlords and property managers, and housing agency staff who help people in need find and keep housing.
- The County participated in educational activities related to fair housing, as well as in outreach activities and systemic testing of fair housing laws. Clark County also worked with neighboring counties to obtain a Fair Housing Initiatives Program grant for education and outreach activities.

Affordable Housing Narrative

The Clark County and City of Vancouver Consortium has addressed and worked to meet the four affordable housing objectives identified in the 2005-2009 HCDP by utilizing the Consortium allocated PY 2005 CDBG and HOME funding dollars available for seven projects as outlined below. The numbers shown are projected total units (bedrooms for the group home projects). Please note that the number of units is for the total project not limited to HOME and CDBG funding:

The Consortium committed the PY 2005 funds accordingly:

Priority Need Category	Number of units	2005 HOME	2005 ADDI	2005 CDBG	2005 "2060"
Renters					
At or below 80% of MFI	0	0	0	0	0
At or below 50% of MFI	82	76			6
At or below 30% of MFI	32	27			5
Owners					
At or below 80% of MFI	21	12	3	8	
Non-Homeless Special Needs	61			33	28
Total	196	115	3	46	39
Total 215 Housing	196	115	3	46	39

Details on these projects are provided in the "Affordable Housing Objectives" section of this report's "General Program Narrative."

Rental Housing

During PY 2005, there were two projects (The Mews at Cascadia Village and Walnut Grove Apartments) made ready for occupancy resulting in 89 rental apartment units, these units are not entirely HOME-assisted but all of the units were targeted for households at or below 50% of AMI. The consortium also funded one rental subsidy project (Share Aspire) and a homebuyer assistance project (CNPH First Home Loan Program). This information is detailed below.

Homeownership

The Consortium continued to fund Columbia Nonprofit Housing's First Home Loan Program. The program provided low interest loans to 20 first-time homebuyers. Of these 20 families, 16 were between 51 and 80% of AMI, five were between 31 and 50% AMI.

Homeowner Rehabilitation

Clark County funds a Homeowner Rehabilitation program. During program year 2005 (July 1, 2005 – June 30, 2006) the program provided funds for rehabilitation of four single-family homes (some of which required

special attention due to the presence of lead-based paint). All available funds were used to assist eligible households in the City of Vancouver municipal jurisdiction. Of these four families, one was between 0 and 30% of AMI and three were between 31 and 50% AMI.

“Worst-Case Needs”

“Worst-case needs” are low-income renter households who pay more than half their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The “worst-case needs” were addressed by the funding of several projects noted in the Affordable Housing section above. Projects include Aurora Place, Share Aspire, and IERR Men’s Recovery House. All of these projects addressed low-income renters, persons recovering from addiction and persons with disabilities.

Continuum of Care Narrative

In PY 2005, members of the Consortium continued to participate with the Council for the Homeless and service providers to enhance the community’s comprehensive Continuum of Care system to end homelessness in the county. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and coalition of more than 40 homeless service providers. PY 2005 demonstrated the continual success that Clark County has had in obtaining McKinney funding for programs for homeless people. Below is a chart listing these grants.

Project	Number served	Funding	Year
Columbia River Mental Health – rental subsidies	23 households	\$148,505	2005
Mental Health Northwest – housing and case management for high need service users	8 families	\$89,396	2005
YW Housing/Share – rental subsidies, case management, supportive services	62 households	\$256,467	2005
Share Outreach – single adult outreach	homeless outreach	\$61,267	2005
Council for the Homeless - HMIS	On-going	\$24,938	2005
VHA – transitional rental assistance, case management, supportive services	20 households	\$114,585	2005

During PY 2005, the Continuum of Care group applied for funding for one new construction project, with a service component, and eight renewal projects for a total of \$746,884.50.

Included in the Continuum of Care planning document are the following goals to address chronic homelessness:

- Increase the supply of permanent housing (including subsidized and supported housing) that is affordable to people at or below 30% AMI.
- Improve access to housing for chronically homeless persons with poor housing histories, chemical addictions, or high intensity service needs.

- Ensure coordinated effective outreach to homeless persons having difficulty accessing services.
- Improve access to treatment for chronically homeless persons including mental health, chemical dependency, and medical/dental/vision.
- In order to increase income: enhance access to employment, mainstream resources and education/vocational opportunities.
- Ensure that existing services are effective and responsive to the needs of chronically homeless individuals and changing community needs.
- Plan for outcomes: identify the most effective strategies for reducing chronic homelessness using data collection and analysis.
- Increase participation in COC development by chronically homeless/formerly homeless persons, mainstream resources that serve them and representatives from businesses, neighborhoods and the faith community.
- Develop a 10-year plan to End Homelessness.
- Provide, evaluate and adjust emergency intervention services based on a “housing first” philosophy.

The Clark County Continuum of Care group meets monthly. Their planning document is updated and revised annually. Their goals to address general homelessness for 2004-2005 follow:

- Prevent individuals, families, and youth from either becoming homeless or cycling in and out of homelessness.
- Increase the supply of permanent housing that is affordable to homeless households at 30% and below the AMI, including subsidized and supported.
- Ensure coordinated effective outreach to homeless persons having difficulty accessing services.
- In order to increase income – enhance access to employment, mainstream resources and education/vocational opportunities.
- Improve access to existing housing for homeless and low-income households, including families and individuals with poor housing histories, chemical addictions, or high intensity service needs.
- Improve access to treatment for homeless persons: mental health, chemical dependency, and medical/dental/vision.
- Ensure that existing services are effective and responsive to the needs of homeless persons and changing community needs.
- Plan for outcomes: identify the most effective strategies for reducing chronic homelessness using data collection and analysis.
- Increase participation in COC development by homeless/formerly homeless persons, and representatives from business, neighborhoods, faith community and mainstream resources.
- Provide, evaluate and adjust emergency intervention services using the “housing first” philosophy.

Other Actions

Public Policies

The Clark County 2005-2009 HCD Plan serves as the guide for the policies of CDBG and HOME program.

Agencies requesting funds are asked to respond to general and program-specific policies in their application. The general policies incorporate federal, state, and local requirements. These requirements include, among other things:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- establishment of affordable rents
- new construction must be within Urban Growth Boundaries

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Continuum of Care for the Homeless Plan

Clark County and 40 other service providers completed a Continuum of Care plan that identified the strengths and weaknesses of the current plan, presented a new approach to delivering services and proposed several transitional and supportive housing activities to strengthen the system design. During winter and spring of 2005, Council for the Homeless submitted nine applications to HUD.

Obstacles to Meeting Underserved Needs

The goal of the multi-family rehabilitation program is to bring low-income rental properties up to code. The homeowner rehabilitation program also provides assistance to handicapped and elderly homeowners who live in homes that are not accessible or are in poor condition. The Consortium also assisted

- Adapt-A-Home, a program dedicated to building accessibility improvements for persons with disabilities,
- Mend-A-Home, an emergency housing repair program for low-income households,
- Hood View Senior Estates, an elderly care facility,
- Aurora Place, a project with housing dedicated to households at less than 30% AMI, and
- IERR Men's Recovery Home, a house for men in recovery from substance abuse.

Foster and Maintain Affordable Housing

The County also supports affordable housing by:

- Providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income,
- Providing low interest loans the HOME and CDBG programs were able to aid in the development of many housing projects creating additional rental units, and
- Preserving the housing stock in Clark County through support of the Mend-A-Home Program and projects such as the rehabilitation of VHA's Village Park Apartments.

Institutional Structure

Clark County Department of Community Services maintains overall responsibility for the coordination of CDBG and HOME programs. The department serves as the lead agency for the Clark County and City of Vancouver HOME Consortium and for preparation of Consolidated Plan submissions as well as the annual Action Plan and CAPER. The VHA has overall responsibility for the coordination of public housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, community priority, and goal setting for the homeless services in the county.

Anti-Poverty Strategy

Clark County's anti-poverty strategies focused on the goal of increasing self-sufficiency of low-income individuals and families. In achieving this goal, the County:

- Continued to provide and act as a broker for the delivery of basic services through the Clark County Department of Community Services for emergency shelter, transitional housing, domestic violence programs, food, and low-income home energy assistance, weatherization programs and other basic needs and essential services. Fourteen different agencies receive local, state, and/or federal funds;
- Supported programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless;
- Clark County and the City of Vancouver providing funding to develop a 10-year plan to end homelessness. The plan was adopted by Clark County on December 23, 2005 and will be incorporated into the homeless section of the Clark County Vancouver 2005 – 2009 Housing and Community Development Plan. The plan was used as the guiding document to provide House Bill 2163 funds for homeless activities; and
- In June 2006, the Community Action Advisory Board awarded \$949,900 in House Bill 2163 funds to nine different nonprofits to continue homeless programs, enhance existing programs, and add three new programs. Several of the new programs provide job training, homeless youth outreach, housing, rental subsidies, and emergency assistance.

The anti-poverty activities funded by Clark County meet the following ROMA criteria:

Employment

Employment Supports

Economic Asset Enhancement and Utilization

Community Improvement and Revitalization

Community Quality of Life and Assets

Community Empowerment through Participation

Expanding Opportunities through Community-wide Partnerships

Independent Living

Emergency Assistance

Child and Family Development.

Coordination

Clark County continues to coordinate among public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

- Continued to work with other jurisdictions within the county, including the VHA, to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the county.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter and services for homeless individuals and families.
- Continued to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs to meet these needs.
- Clark County staff is working with two local groups in efforts to assist with the problems related to homeless families. Washington State has a budget amendment allocating \$2 million dollars to fund the Washington Families Fund program for homeless families, much like the Sound Families model funded by the Gates Foundation. Share Aspire was one of the first agencies to receive an award to provide housing and services to 10 families for the next 10 years.
- Regionally, the Bridges to Housing (B2H) group is working to develop a similar program that will be available to Clark County, Washington, Multnomah, Clackamas and Washington counties in Oregon. Clark County has committed \$1 million dollars for Bridges to Housing over the next 10 years. Currently, Share Aspire is the designated B2H project with their allocation of 2163 counting towards the Clark County commitment.
- Provided support and funding to the Council for the Homeless to develop a countywide 10-Year Plan to end homelessness. Several workshops and focus groups were held to develop the plan. A major part of the coordination was the development of an allocation process for House Bill 2163 homeless funds.

Reduction of Barriers to Affordable Housing

For the 2005 program year, the County made an effort to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's efforts include:

- Developed or enhanced programs that financially assist low and moderate-income households in renting or buying affordable and adequate housing, with increased attention given to the issue of security deposits;
- Coordinated application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects; and
- Developed a voluntary inclusionary zoning program with bonus incentive strategies.

Public Housing Improvements

The VHA continually strives to maintain, upgrade, and improve the physical condition of Clark County's

public housing units. A full listing of these activities is included in VHA's 2004 5-year Capital Funds Program report. A brief summary of the activities funded with the Comprehensive Grant funds are:

- Modernization of 20 units including replacement of windows, concrete, fences and some roofing;
- Major renovation and mold remediation at one single-family scattered site unit;
- Exterior seismic upgrades, replacement of a portion of the roof and the start of interior upgrades at Van Vista Plaza (100 units);
- Replacement of furnaces in 60 low-rent public housing units;
- Re-roofing 10 units at Stapleton Road;
- Replacement of 10,000 square feet of damaged concrete outside of public housing units;
- Resident initiative coordination;
- Computer repairs and upgrades;
- Temporary assistance when relocation is required due to upgrades/improvements;
- RISE & STARS Community Center upgrades; and
- Staff training and development.

VHA works to comply with Uniform Federal Accessibility Standards. Federally assisted and owned newly developed projects must include units which are accessible to person with disabilities at a rate of a minimum of 5% of the total units, or at least one accessible unit per project, whichever is greater. Forty-nine units in VHA's Low Rent Public Housing program are accessible currently for people with impaired vision, hearing, or mobility. Residents in need of disability-related modifications may submit a request to VHA's maintenance team and reasonable accommodations to such requests are executed in a timely manner. VHA operates in full compliance with the transition plan resulting from the Section 504 Needs Assessment conducted in 1990.

Public Housing Resident Initiatives

The VHA pursued the following public housing initiatives over the course of PY 2005:

- The RISE & STARS Community Center occupies over 5,000 square feet of the VHA's former administrative office building at the Skyline Crest public housing development. The center includes a 2,100 square foot licensed childcare center, youth recreation space, a computer lab, counseling offices, headquarters for the STARS Mentoring Program, the Clark County Resident Council and the Community Center Adult Program Sponsors, food distribution, a community activities room with kitchen facilities and an outdoor patio area. RISE & STARS provides educational opportunities and support for parents working toward self-sufficiency including computer classes, parenting groups, job search support, job skills workshops, and leadership opportunities. The RISE & STARS Youth Program helps young public housing residents do better in school and provides constructive recreational activities like sports, outdoor adventures, and cultural activities. RISE & STARS is operated by the VHA and is funded by the HUD Comprehensive Grant, HUD Resident Opportunities for Self Sufficiency (ROSS) grants, private grants, and contributions from the VHA and other community partners. Community center programs are available to all VHA public housing and Housing Choice Voucher residents
- Moving to Work (MTW) is a national HUD pilot program customized by the VHA to help resident families with children increase their earned income and leave subsidized housing. Key components of the VHA's MTW program include: help with goal setting, an understanding that housing assistance is

designed to be temporary for families who have the ability to achieve self-sufficiency, and an escrow savings account that grows as families increase their earned income, allowing families to accumulate up to \$6,000 toward the down payment on a home or other long-term goals. The MTW Program has been extended through 2009.

- Other actions and steps to be taken by the VHA in 2005 to improve the management and operations of public housing units and to enhance the living environments of public housing tenants are described in the Five-Year Action Plan of the Comprehensive Grant Program. Actions and steps to encourage resident involvement are also described in the Five-Year Action Plan.
- A report of the VHA's activities and expenditures to improve the living environments of public housing residents can be found in the VHA's Annual Statement of the Comprehensive Grant Program.

Lead-Based Paint Hazard Reduction

To evaluate and reduce lead-based paint hazards during 2005, Clark County has:

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in Portland-Vancouver Regional lead-based inter-agency efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Worked with several companies in Washington and Oregon, which can evaluate and reduce lead-based paint. Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.
- Coordinated with CTED to develop policies and procedures for the weatherization program. The Policies and Procedures are currently in draft format, with plans for implementation January 2007. The Specifications are also completed and under final review for adoption on October 1, 2006.

Compliance and Monitoring

During the 2005 program year, the CDBG/HOME staff completed desk reviews of all CDBG construction projects that were completed. The staff also conducted HQS inspections of HOME-assisted units and conducted income and rent verification for all HOME rental tenants.

Leveraging Resources

Clark County has taken action to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the housing strategies and programs. Clark County has established a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the H&CD Plan.

The CDBG and HOME applications strongly encourage the leveraging of other funds. CDBG applicants receive additional rating points, the larger the match to the project.

The HOME program encourages leveraging additional funds by awarding additional rating points for match exceeding 25%. Many of the HOME projects include Washington State Housing Trust Funds.

Clark County leveraged \$1,217,078 in additional county, state, and private funds for its 2005 Community Development Block Grant program. This is an additional \$0.82 for each CDBG dollar spent in the county. The CDBG program was able to leverage other funds by assigning additional points to each project during the selection process for additional funds leveraged for the specific project. Many projects are able to leverage more than 50% of the project cost.

2005 CDBG Leverage Table

Source	Amount
State of WA	\$106,102
Local	\$405,100
In-Kind	\$52,400
Private	\$524,242
Federal (non CDBG)	\$129,234
Total	\$1,217,078

The HOME program was able to leverage an additional \$43,744,572 during the last program year. This was an additional \$24.90 for each HOME dollar spent. This easily exceeded the HOME match requirement of 25% (see HOME Match Report).

2005 HOME Leverage Table

Source	Amount
State of WA	\$1,770,657
Private	\$39,542,744
HB 2060 (Doc. Surcharge)	\$442,960
Federal non-HOME	\$736,356
Agency/Owner	\$1,251,855
Total	\$43,744,572

Clark County Department of Community Services receives an annual allocation of weatherization funds that are matched whenever possible with homeowner rehabilitation funds for specific rehabilitation projects. The weatherization program is funded with a combination of Federal (LIHEAP, DOE, BPA, CDBG, HOME) and State (EMM) dollars. The funding totaled approximately \$893,211 and was used to assist 228 households.

Self-Evaluation

In 2005, Clark County continued to show a steady growth in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the county.

The Clark County rehabilitation program continues to rehabilitate increasing numbers of owner-occupied units and links the Weatherization program. Additional programs for the homeless have been developed, especially with the progress of new transitional housing. A close working relationship with the VHA has resulted in several joint projects for persons with special needs. A strong emphasis on homebuyer assistance programs continues to be very successful, as demonstrated by Columbia Nonprofit Housing's First Home Loan Program. Inland Empire Residential Resources continues to be a very active partner in the development of innovative housing for developmentally disabled persons, person with drug addictions, and persons with other special needs. It should also be noted that the County has three active CHDOs: Columbia Nonprofit Housing, YW Housing, and Affordable Community Environments.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The county met the timeliness test on May 1, 2005, at 1.29 times the last entitlement amount. Sponsors of projects that are behind schedule have been notified that they must increase their efforts to complete the projects. The staff reviewed the HOME and CDBG programs with their respective advisory/funding boards and made minor changes to the application process to streamline the process.

III. COMMUNITY DEVELOPMENT BLOCK GRANT NARRATIVE

Clark County maintained its program year objectives throughout 2005. The objectives listed in the Consolidated Plan, and the strategies outlined in the 2005 Action Plan to meet those objectives continue to be implemented.

The overall objective for Community Development is to provide livability and economic opportunities within communities, as well as support for growth and development. In PY 2005, ten (10) infrastructure and social services projects were awarded \$1,170,248 in CDBG funds within the County. Information about each project is provided on the Grantee Summary Report.

A. Relationship

During the last program year the Community Development Block Grant program expended 45% on projects addressing infrastructure needs, 42% on projects addressing social services needs, and 13% addressing housing needs. The housing funds were allocated to projects with the highest county priority.

Projects meeting each of the listed Community Development Objectives:

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Need Level	2005	2006	2007	2008	2009
PUBLIC FACILITY NEEDS (projects)						
Senior Centers	Medium					
Handicapped Centers	Medium					
Homeless Facilities	Medium	2				
Youth Centers	Low					
Child Care Centers	Medium					
Health Facilities	Medium	2				
Neighborhood Facilities	High					
Parks and/or Recreation Facilities	High	1				
Parking Facilities	Low					
Non-Residential Historic Preservation	Low					
Other Public Facility Needs	N/A					
INFRASTRUCTURE (projects)						
Water/Sewer Improvements	Medium					
Street Improvements	High					
Sidewalks	High	4				
Solid Waste Disposal Improvements	Low					
Flood Drain Improvements	Low					
Other Infrastructure Needs	N/A					
PUBLIC SERVICE NEEDS (people) ¹						
Senior Services	Medium					
Handicapped Services	Medium					
Youth Services	High					
Child Care Services	Low					
Transportation Services	High					
Substance Abuse Services	Medium					
Employment Training	Medium					
Health Services	Medium					
Lead Hazard Screening	Low					
Crime Awareness	N/A					
Other Public Service Needs	N/A					
ECONOMIC DEVELOPMENT						
ED Assistance to For-Profits (businesses)	Medium					
ED Technical Assistance (businesses)	Medium					
Micro-Enterprise Assistance (businesses)	High					
Rehab; Publicly- or Privately-Owned Commercial/Industrial (C/I)(projects)	Medium					
C/I Infrastructure Development (projects)	Medium					
Other C/I Improvements(projects)	Low					
PLANNING						

Planning	Medium	I				
----------	--------	---	--	--	--	--

¹ The Clark County Urban County Policy Board does not fund activities eligible under the CDBG Public Services category.

B. Program Changes

The Clark County Community Development Block Grant and HOME program did not make any changes in the objectives of the program during the last program year. Changes of note include the efforts that have been made to integrate HB 2060 funds into the HOME program, both for use as capital construction funds and to leverage bond funds for the purchase land upon which to build HOME and 2060 capital projects.

C. Completion of Consolidated Plan Actions

Clark County pursued all available funds for its Community Development Block Grant projects. The county provided all the certifications of consistency with the consolidated plan that were requested. The county did not hinder consolidated plan implementation by actions or willful inaction.

D. National Objectives

All non-administrative and planning CDBG funds expended during the program year benefited low and moderate-income persons and families.

E. Acquisition

Clark County has taken the following steps to minimize the amount of displacement resulting from CDBG/HOME-assisted activities:

- The First Home Loan Program only acquires vacant houses.
- The county does not allow CDBG/HOME-funded rental rehabilitation programs to rehabilitate units requiring temporary or permanent relocation, and
- The Urban County Policy Board discourages projects that involve displacement/relocation through a grant application scoring system that deducts points from projects that anticipate displacement/relocation.

F. Low and Moderate-Income Benefit

The Homeowner Rehabilitation Program and the First Home Loan Program were targeted to low and moderate-income families. These programs require that the participant's income be at or below 80% of AMI. One hundred percent of participants were low and moderate income (as documented through Federal Tax Returns, projecting the income for 12 months, and other means prescribed by HUD).

G. Program Income

FINANCIAL SUMMARY ATTACHMENT

a.	Program Income		\$277,256.45
	1. Total program income to revolving funds		
	Single-unit housing rehabilitation revolving fund		\$101,628.05
	Multi-unit housing rehabilitation revolving fund		\$0.00
	2. Float-funded activities		\$0.00
	3. Other loan repayments by category:		\$175,628.40
	4. Income received from sale of property:		\$0.00
b.	Prior Period Adjustments:		\$0.00
c.	Loans and Other Receivables:		
	1. Float-funded activities outstanding as of end of the reporting period:		\$0.00
	2. Total number of Loans Outstanding and principal balance owed as of end of reporting period:		
	Single-unit housing rehab. Revolving fund:		
	Outstanding loans	51 loans	
	Principal balance		\$653,499.95
	3. Other outstanding CDBG loans:	13 projects	
	a. Clark College Outdoor Space		\$7,972.23
	b. CPU Amboy Water		41,666.70
	c. Educational Service District #112		21,247.30
	d. Green Mountain School District		21,000.00
	e. Inter-Faith Treasure House		41,666.70
	f. Janus Youth		53,100.00
	g. Share House		18,333.34
	h. VHA, Adams Street		7,300.02
	i. VHA, Hathaway Rd. Headquarters		188,659.11
	j. VHA, Orchard Glen		41,666.65
	k. YWCA Vancouver, Elevator installation		27,019.78
	l. YWCA Vancouver, Child Care Expansion		4,723.20
	m. YW Housing, St. James Road		<u>33,000.00</u>
	Principal Balance		\$507,355.03
	Unexpended balance shown on GPR:		\$2,822,523.83
	ADD: LOC Balance		\$2,822,523.83
	Cash on hand		0.00
	Grantee program account		0.00
	Subrecipient program account		0.00
	Revolving fund cash balances		0.00
	Sec. 108 cash balances		0.00
	Deduct: Grantee CDBG liabilities		\$0.00
	Total Reconciled Balance		\$2,822,523.83
	Unreconciled Difference		\$0.00
	Calculation of Balance of Unprogrammed Funds:		
	Add: Funds available during report period		\$4,723,863.94
	Program income expected but not yet realized		\$0.00
	Subtotal		\$4,723,863.94
	Deduct: Total budgeted amount		4,520,108.49
	Unprogrammed Balance		\$203,755.45

Program Income from rehabilitation loans is used for rehabilitation of additional homes.

H. Rehabilitation

The five completed homeowner rehabilitation projects during the program year had a total value of work of \$74,778.18. Of this total, \$5,329.94 covered lead-based paint remediation work. All the rehabilitation projects are deferred loans at 3% interest.

IV. HOME PROGRAM NARRATIVE

A. Distribution of HOME Funds

The table below shows that the largest category of HOME funds allocated was on rental housing with 55%, followed by Tenant Based Rental Assistance at 26%, CHDO Operating at 5% and homeownership at 4%. Preservation/Rehabilitation was entirely funded with CDBG funds during the 2005 application round. Part of the rental housing HOME funds were for housing for the elderly (26% of the total HOME funds spent). In addition, tenant-based rental assistance and some of the CHDO set-aside funds paid for transitional housing for people leaving emergency shelter or institutions.

Distribution of HOME Funds for Housing Needs during Program Year

Housing Activity	Percentage of Total
Rental Housing (includes housing for the developmentally disadvantaged, elderly, and transitional housing)	55%
CHDO Operating	5%
Tenant Based Rental Assistance	26%
Homeownership	4%
Administration	10%
Total	100%

B. Match Report

HOME Match Report attached.

C. Minority Contractors

See the attached HUD Form-4107 Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Clark County follows an ongoing monitoring procedure of HOME-assisted units. Annually, income and rent data of all HOME-assisted rental units is collected and based on the amount of HOME assistance, units are inspected for Housing Quality Standards (HQS) every one to three years.

D. On-Site HOME Rental Inspections

Clark County has an ongoing inspection schedule based on the number of rental units that are HOME-assisted. During the last program year, the Clark County Housing Preservations staff inspected the following projects. One unit failed HQS, and another was given a rating of “inconclusive”; both units will be re-inspected as soon as the problems are fixed.

Development	Total Occupied Units	Results of Inspection of HOME-Assisted Units
ACE Cascadia Village Apartments	50	Two passed. Third unit was unavailable and will be rescheduled
CRMH Elahan Place	27	Passed Inspection
VHA Orchard Glen	80	Failed; Re-Inspection pending
VHA Central Park Place (SRO)	124	Passed Inspection
VHA Esther Short Commons	160	Passed Inspection
CNPH Arbor Ridge	60	Passed Inspection
VHA Hazel Dell Assisted Living	45	Passed Inspection
CNPH Hazel Dell Senior Housing	44	Passed Inspection
CNPH Azalea Place	12	Passed Inspection
YW Housing Centennial House	6	Passed Inspection
CNPH Walnut Grove	65	Passed Inspection
IERR Res Care II	8	Passed Inspection
VHA Plum Meadows	162	Passed Inspection
ACE The Mews	24	Passed Inspection
VHA CMI Triplex	6	Passed Inspection
VHA Care House	6	Passed Inspection
Share House	N/A	Passed Inspection
IERR Teammates Trans Skills	4	Passed Inspection
IERR/HFCL Homes	7	Re-inspection Pending

E. Affirmative Marketing

1. An Assessment of Affirmative Marketing activities shows that the consortium has made progress in marketing housing assisted with HOME funds. The consortium requires that all HOME-funded project agreements have language in them requiring owners to affirmatively market their units. Many units assisted with HOME funds house the mentally disabled, within this group the units are available to anyone.
2. The Consortium requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.

3. The County continues to distribute its “Housing Discrimination” brochure to tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

F. Minority Outreach

1. An analysis of the minority outreach efforts during the last year demonstrates that the consortium used the same number of minority contractors on HOME-assisted projects as the previous year.
2. The Consortium will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff works with the Rehabilitation staff in providing Weatherization clients with HOME and CDBG rehabilitation information for contacting other property owners. The Rehabilitation staff is using this information to increase its outreach efforts to minorities.
3. The Department of Community Services uses the directory of Certified Minority Women and Disadvantaged Business developed by the Washington State Office of Minority and Women's Business Enterprise for use in its mailing of RFPs and bid documents to potential contractors on projects funded with HOME funds. The Department of Community Services requires all advertisements for bids to be placed in a local minority-owned newspaper. However, there is only one minority firm listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/rehabilitation in Clark County.
4. All HOME agreements have language requiring activities that encourage the participation of minority and woman-owned business.

Citizen Comments

The CAPERs availability for a 15-day public review and comment period was advertised in the September 10, 2006 Columbian. The report was distributed to all public libraries in Clark County and made available on the CDBG web site at: www.clark.wa.gov/cdbg/documents.html.